

**AGENDA**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING**  
**G.L. Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, October 24, 2022**  
**5:30 P.M.**

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1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Announcements
5. Approval of the Agenda
6. Approval of the Minutes:
  - Historic Preservation Commission Regular Meeting held Monday, February 28, 2022.

**NEW BUSINESS:**

7. **Consideration of Grant Application** – Appalachian Armory & Off Road, Inc has requested Downtown Façade Grant for exterior pressure washing and painting. Located at TMP D03 041, 46 Hwy 9 North within the Historic District of Dawsonville.

**CHAIRPERSON REPORT:** Scheduled meeting for Monday, December 13, 2022, has been changed to Wednesday, December 7, 2022 at 5:30 p.m.

**COMMISSIONERS' REPORTS**

**ADJOURNMENT**

*The next scheduled Historic Preservation Commission regular meeting is Wednesday, December 7, 2022*

If you wish to speak on the requests, please contact City Hall for a CAMPAIGN DISCLOSURE form. This form is only needed if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date. All speakers must sign up to speak at the public hearing itself. There will be a sign-up sheet for speakers located at the entrance to the Council Chambers meeting room.

*Those persons with disabilities who require reasonable accommodations in order to allow them to observe and/or participate in this meeting or who have questions regarding the accessibility of the meeting, should contact the Clerk at Dawsonville City Hall at 706-265-3256 at least two (2) business days prior to the meeting.*

**MINUTES**  
**HISTORIC PRESERVATION COMMISSION REGULAR MEETING**  
**G.L. Gilleland Council Chambers on 2<sup>nd</sup> Floor**  
**Monday, February 28, 2022**

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1. **CALL TO ORDER:** Chairperson Angie Smith, called the meeting to order at 5:30 p.m.
2. **ROLL CALL:** Present were Commission Members Heather Allen, Perry Bohn, Carrie Fallstrom, Councilmember Liaison Mark French, City Manager Bob Bolz, Planning Director David Picklesimer, Zoning Administrative Assistant Stacy Harris, and City Attorney Kevin Tallant.  
  
Sarah Carte' was not present at the meeting.
3. **INVOCATION AND PLEDGE:** Chairperson A. Smith led Invocation and Pledge.
4. **ANNOUNCEMENTS:** None
5. **APPROVAL OF THE AGENDA:** Motion to approve today's agenda made by C. Fallstrom; second by H. Allen. Vote carried unanimously in favor.
6. **APPROVAL OF THE MINUTES:** Motion to approve the minutes of the City of Dawsonville Historic Preservation Commission Regular Meeting held on Tuesday, December 14, 2021 made by H. Allen; second by C. Fallstrom. Vote carried unanimously in favor.

**PUBLIC HEARING**

7. **HPMA-C2200124:** Allen Street Properties, LLC has petitioned a Historic Preservation Map Amendment for a portion of TMP 092B 021, Located at Land Lot 378, 439 and 440 4th District; within the Historic District of Dawsonville. Public Hearing Dates: Historic Preservation Commission on Monday, February 28, 2022, and City Council for a decision on March 7, 2022.

Motion to open the public hearing made by H. Allen; second by P. Bohn. Vote carried unanimously in favor.

Chairperson Smith read the Historic Preservation Map Amendment and conducted the public hearing.

The following person spoke in favor of the request:

- Michael Turner, 1090 Oakhaven Drive, Roswell, GA – He requested TMP 092B 021 be removed from the historic district. Mr. Turner stated that the land will develop for a residential subdivision with the front property facing Hwy 53 W will be commercial.

No one spoke against the request.

Motion to close the public hearing made by P. Bohn; second by C. Fallstrom. Vote carried unanimously in favor.

C. Fallstrom motioned to approve the elimination of a portion of the Historic District on TMP 092B 021 from the northern Right of Way of Harry Melling and Tucker Avenue intersection extending to the western boundary abutting TMP D01 001 without condition; second by H. Allen. Vote carried unanimously.

**MINUTES**  
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**CHAIRPERSON REPORT:**

A. Smith announced upcoming training opportunities for Historic Preservation Commission Members.

**COMMISSIONERS REPORT:**

**ANNOUNCEMENTS:**

The HPC's next meeting date is Monday, April 25, 2022 at 5:30 p.m.

**ADJOURNMENT:**

Motion to adjourn the meeting made by H. Allen; second by P. Bohn. Vote carried unanimously in favor: Meeting adjourned at 6:10 p.m.

*Approved this 24<sup>th</sup> day of October 2022.*

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Angie Smith, Commission Chairperson

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Carrie Fallstrom, Commission Member

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Sarah Carte', Commission Member

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Heather Allen, Commission Member

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Perry Bohn, Commission

Attested: \_\_\_\_\_

Stacy Harris, Zoning Administrative Assistant

# City of Dawsonville Historic Preservation

## Downtown Façade Grant Program

### Preserving Our Heritage

The historical, cultural, and aesthetic heritage of the City of Dawsonville is among its most valued and important assets. The preservation of this heritage is essential to the promotion of the health, prosperity, and general welfare of its people.

### Maximum Award Structure

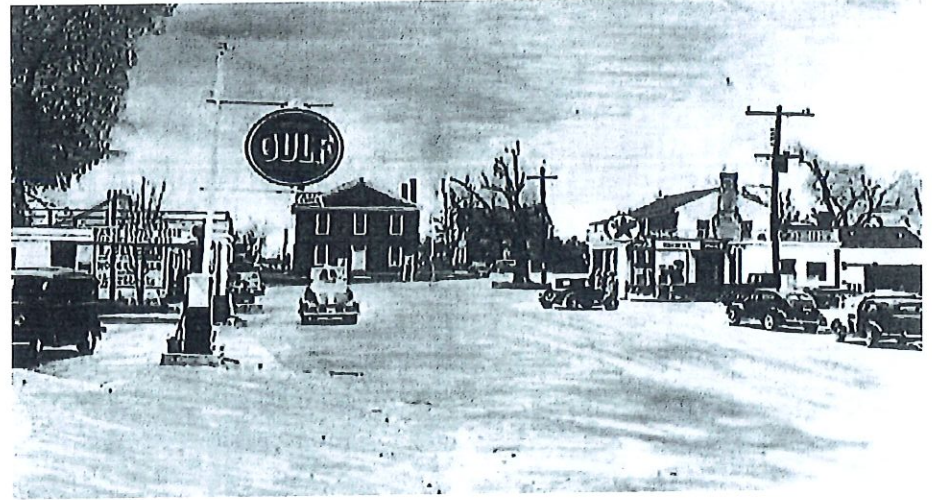
- ❖ Façade Retrofit - \$1,200
- ❖ Painting - \$1,000
- ❖ Awnings - \$500
- ❖ Signs - \$500

\*Bonus \$300.00

All colors and designs must be approved by the City of Dawsonville Historic Preservation Commission before work begins to be eligible to receive funding.

\*Your project qualifies for a bonus if one of the following is met:

- ❖ Removal of an identified non-conforming feature
- ❖ Restoration of a documented historic feature
- ❖ Preservation of a storefront
- ❖ Work on a previously un-renovated building



Historic Downtown Dawsonville

The Downtown Façade Grant Program is intended to stimulate investment into the revitalization and preservation of Dawsonville's Historic Downtown area to help that very health, prosperity, and welfare of our citizens.

### Application Guidelines

#### Reimbursement

This is reimbursement grant only and the amount may never exceed 50% of the total project. Upon completion of the project and based on the amount awarded and the paid receipts submitted, reimbursement will be made within ten (10) business days.

#### Grants Caps

See Award Structure (page 1) for grant caps. The maximum dollar amount can only be awarded to the same property every three (3) years. Multiple projects by the same applicant, on the same application, will be considered for the \$1,500 maximum, including bonus\*.

#### Eligibility

Property owners, as well as business owners, are eligible to participate. Government entities, national franchises, and non-profits are not eligible. Projects not eligible are those where work has already started, general maintenance (other than painting), and interior, or landscape improvements.



*Grants are awarded on a competitive basis as funds permit.*

*Consideration is given to the participant's matching funds, as well as implementation of the program's downtown design objectives.*

*Contact Information  
City of Dawsonville  
Planning and Zoning Department  
415 Hwy 53 East, STE 100  
Dawsonville, GA 30534  
706.203.4923  
[www.dawsonville-ga.gov](http://www.dawsonville-ga.gov)*

### Elevations

Façade means the front street elevation of the building. However, as funds permit, the City of Dawsonville may consider use of funds for additional public elevations. For example, a corner building which fronts two (2) public streets.

### Maintenance

If improvements are removed or not maintained, or any other violations occurs within three (3) years of project completion, the City of Dawsonville Historic Preservation Commission (HPC) may seek reimbursement for the full amount of Façade Grant funds paid to the participant.

### Application Photos

Must submit at least five (5) "Before Project" photos with the knowledge that the applicant is giving the City of Dawsonville permission to use photos in grant reviews, presentations, websites, and any other projects that the city deems necessary. The photos should also be submitted before funds are awarded in the same manner.

### Project Budget

A budget must be included and itemized with two (2) different quotes. The quotes must be on contractor letterhead and clearly marked, especially if additional work is being quoted for the interior or elevations other than the façade.

### Permits

All projects must separately obtain a Certificate of Appropriateness from the HPC and/or any other required permits from the City of Dawsonville. For questions regarding permits, historic boundaries, or any other general questions, please contact the City of Dawsonville's Planning Department at 706.203.4923.

### Open Enrollment Period

Applications will be accepted on a first come first served basis in April and September of each calendar year, as funds allow. Applications will be collected until the last day of the month, in the identified open enrollment period. Award presentation will occur at the next month's regularly scheduled HPC meeting. For example, the Spring application period will be the month of April. Applications will be accepted through the last day of April and the HPC will award the applicant(s) at the May HPC meeting.

RECEIVED  
SEP 21 2022  
BY: [Signature]

Award notification will occur by phone or email from a representative of the HPC or City Hall to the applicant prior to the regularly scheduled Historic Preservation Commission Meeting.

Award presentation will occur at the regularly scheduled Historic Preservation Commission meeting.

Plan ahead and save those paid invoices.

# Downtown Façade Grant Application

## 1. Eligibility (check one below)

Property Owner

Business Owner

Applicant Name: Keith Hudson

Business Name: Appalachian Armory & Off Road, Inc.  
If not the property owner, property owner signature below:

### Contact Information:

Email: [Redacted]

Phone: [Redacted]

Address: 40 Hwy. 9 N, Dawsonville, GA 30534

## 2. Property Location

Street Address: 46 Hwy. 9 N, Dawsonville, GA 30534

Office Use Only - Prior Grant Site - Date of Award: \_\_\_\_\_

## 3. Historic District COA/Permits

Date of COA Approval: \_\_\_\_\_

Date of Other Necessary Permit Approvals: \_\_\_\_\_

No COA/Permits Necessary

Don't forget to take After Photos and submit them to City Hall in the same formats as allowed in section 4 of the application.

This is a reimbursement grant only.

#### 4. Before Photographs

KH (Applicant Initial Here) I understand and acknowledge that photographs are herin submitted for grant review, reports, presentations, and website use.

- Attach at least 5 photographs (prints - color 4X6's), or
- Send high quality digital photographs (.jpeg, .tiff, .gif) to [permits@dawsonville-ga.gov](mailto:permits@dawsonville-ga.gov)

#### 5. Project Budget

Total Project Cost: \$2,576

Façade-Only Expenses: \_\_\_\_\_

- Include 2 quotes for all projects
- Quotes are on contractor letterhead, clearly marking and separating work for elevations other than the façade and interior improvements.

*\*No grant award can exceed 50% of the eligible project costs.*

#### 6. Project Details

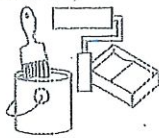
Please give details of the scope of the project and if it qualifies for a grant bonus (see pg.1 for details):

Pressure wash, clean, repair masonry and paint  
exterior of building. Color will not be changed.  
This project does qualify for a grant bonus for  
"Preservation of a Storefront" and "Work on a  
previously un-renovated building".

(Use additional sheets if necessary)

# B.C. PAINTING

Specializing in Custom Painting



Bryan Payne  
Cathy Payne

Cell : 705-974-5020

## Contractors Invoice

TO: Keith Hudson	46 Hwy 9 N Dawsonville GA 30534
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DATE: 9-17-22	YOUR WORK ORDER NO.	OUR BID NO.
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### DESCRIPTION OF WORK PERFORMED

E-mail BowDC painting Construction LLC @ yahoo .com

EXTERIOR Pressure wash, 2 coats of  
BETH Premium / elastomeric stucco and brick  
Paint.

All masonry repairs will be 35 per  
hr. 5 to 8 hrs estimated.

metal roof, 2 coats of Premium  
beth metal paint

exterior: \$ 2,296.00

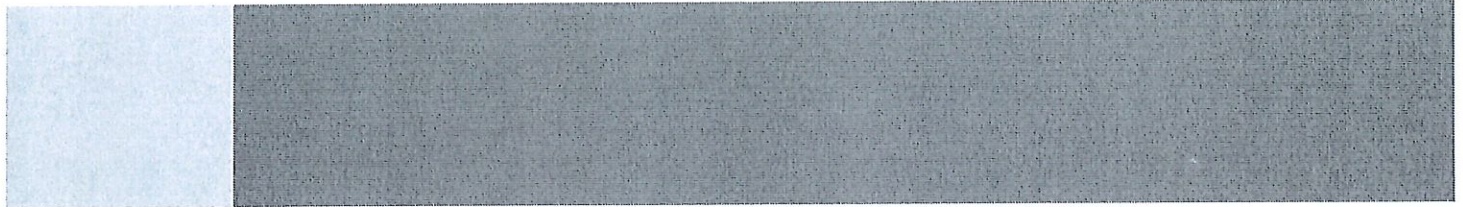
Masonry: \$ 175 - \$ 280

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_).

This is a  Partial  Full invoice due and payable by: \_\_\_\_\_ Month \_\_\_\_\_ Day \_\_\_\_\_ Year



# S&E Remodeling



DESCRIPTION OF WORK	QTY/HRS	UNIT PRICE
Painting of Exterior for 46 Hwy. 9 N, Dawsonville, GA  Pressure Wash exterior, apply 2 coats of paint to all exterior surfaces to include metal awning on front of building.          Make payable to: Steve Trinowski 542 Luther Palmer Road Cleveland GA 30528		\$3,400.00
	Total	\$3,400.00



